

2015 Louisiana PHA PLAN

The 2015 Louisiana draft PHA Plan will be available for public comment from **August 25, 2014** through **October 10, 2014**. The PHA Plan includes information about how the Louisiana PHA will manage its Project-Based Voucher Program through the next fiscal year. A public hearing will be held at **1 pm on Monday, October 13, 2014** at the Louisiana Housing Authority –MID CITY GARDENS at 1690 North Blvd. Baton Rouge, Louisiana, 70802. The Louisiana PHA will accept comments in writing during the public comment period. Additional comments may be submitted at the public hearing. Written comments should be submitted to Ms. Nicole Sweazy at the Louisiana Housing Authority –MID CITY GARDENS via mail at 1690 North Blvd. 2nd Floor, Baton Rouge, Louisiana, 70802 or via email at nsweazy@lhc.la.gov.

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 8/30/2011
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1.0	PHA Information PHA Name: <u>Louisiana Housing Authority</u> PHA Code: <u>LA903</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2015</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>2,000</u>												
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.												
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Main business office: <u>1690 North St., Baton Rouge, LA 70802</u> / PHA web site:												
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.												
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. NA												
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.												
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.												
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.												
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.												

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing.**)

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Additional Status Update

LHA remains in a lease-up mode and we have been provided HUD funding for 1,565 baseline units.

As of August 24, 2014, there are 1,420 households on the program. 90% of households are extremely low income. The average gross annual income is \$7,042. All households are disabled. 34% of the households assisted are female-headed households with children. Of the 1,420 households assisted, 78% are Black/African American. 48% of the units leased are zero-bedroom or one-bedroom units.

As of August 24, 2014 there are 1,571 units under Housing Assistance Payment (HAP) contract. These units consist of 61 (3.9%) studios, 632 (40.2%) one-bedroom units, 487 (40%) two-bedroom units, 15 (0.9%) two-bedroom waiver units, 290 (18.4%) three-bedroom units, 84 (5.3%) four-bedroom units, and 1 five-bedroom or larger units. New units for the program will be brought on through a 4% Low Income Housing Tax Credit, HOME and disaster CDBG notice of funding availability and the 2015 QAP. There are approximately 1,787 households on waiting lists.

Administrative Plan

The Administrative Plan with these changes is on display on LHA's website: http://www.lhfa.state.la.us/programs/supportive_housing/ProjBasedVoucher.aspx. The changes were adopted on June 1, 2014 and were the only changes adopted in 2014.

Admin Plan general updates:

1. Replace Quadel Housing Services (QHS) with Louisiana Housing Authority (LHA)
2. Replace LLA with DHH and/or its designee
3. Replace Division of Administration with Louisiana Housing Corporation
4. Replace Tenant Services Liaison with Tenant Services Managers
5. Formatting corrections
6. Grammatical corrections
7. **Page C-5: Overview** – Removed verbiage in red font and added language that is highlighted

The project-based voucher (PBV) program allows PHAs to attach funding to specific units rather than using it for tenant-based assistance. Program requirements for attaching PBV assistance to units are found at 24 C.F.R. 983, as amended ~~November 19, 2007 (regarding rents for low income housing tax credit units) and otherwise by~~ regulation or superseded by any applicable law (the Regulations; attached as Exhibit C). Repetition of or citation to any provision of the Regulations, or omission of any such repetition or citation, in this administrative plan is for convenience only; the Regulations fully apply, except as explained in the next paragraph. With that exception, in the event of any inconsistency between the Regulations and this administrative plan, the Regulations govern.

8. **Page C-6: Owner Proposal Selection Procedures:** Added percentage of low income housing tax credits

LHA anticipates that a substantial number of units will be selected in accordance with the Regulations, 983.51(b)(2), which provides for selection without a request for proposals where the project has been selected within three years of the PBV proposal selection date under a federal, state or local program that requires competitive selection of proposals (notably, 9% low-income housing tax credits).

9. Page C-6: LHA-Owned Units: Added language highlighted below

An LHA-owned unit may be assisted under the PBV program only if the HUD field office or HUD approved independent entity reviews the selection process and determines that LHA-owned units were appropriately selected based on the selection procedures specified in this Administrative Plan. If a property is LHA-owned or controlled by LHA, LHA must identify the independent entity that will review LHA's proposal selection process (unless LHA will ask HUD to do this) and perform specific functions with respect to rent determinations and inspections and the length of the Housing Assistance Payments Contract term and any term extension.

10. Page C-6: Subsidy Layering: Removed language in red and added language that is highlighted.

LHA will provide PBV assistance in accordance with the HUD subsidy layering regulation, 24 C.F.R. 4.13. ~~The Housing and Economic Recovery Act of 2008 exempts~~ Contracts for existing structures are exempt from subsidy layering, ~~or~~ Transactions where a subsidy layering review has been conducted by the ~~applicable State or local agency~~. Louisiana Housing Corporation, which included a review of PBV assistance in accordance with HUD's subsidy layering review guidelines, are exempt from further subsidy layering review. See Section 983.55 of the Regulations.

11. Page C-7 Site Selection Standards: Added language that is highlighted

The HUD-approved Road Home Program requires a specific geographic distribution of PSH supportive services funded by CDBG. PBV project locations will be chosen to be consistent with Road Home requirements, taking into account the demand for PSH in various locations.

12. Page C-11 Other Inspections – Removed language in red

The family or the owner may request an inspection at any time ~~during the year~~ if a deficiency exists and if efforts to have the deficiency corrected by the responsible party -- owner or family -- have failed. The inspection and LHA's follow-up will be handled as described above.

13. Page C-12 Term of HAP Contract - Removed language in red/green and added language that is highlighted.

LHA will enter into a HAP contract with an owner for an initial term of no less than one year and no more than thirty years. The term of all PBV HAP contracts will be negotiated with the owner on a case-by-case basis. The length of the term of the HAP Contract can go up to fifteen (15) years, plus a fifteen (15) year extension subject only to the PHA's determination that the owner is in compliance with the HAP contract and other applicable HUD requirements, for a total of thirty (30) years. LHA will enter into thirty (30) year contracts if it determines that the extension is appropriate to ~~achieve long-term affordability of~~ continue to provide affordable housing ~~and to expand housing opportunities~~ for low-income families. LHA may request, as part of the selection process or otherwise as allowable by HUD Requirements, that owners agree to accept any extensions of the contract term that LHA may offer or propose to agree to accept specific numbers of extensions. Except in unusual circumstances where LHA determines that a shorter contract would further the purposes of the PSH initiative, LHA will require contracts of at least three (3) years.

Within ~~one year~~ two years before expiration of the HAP contract or otherwise as allowable by HUD Requirements, LHA may extend the term of the contract for an additional term or terms of up to ~~five~~ fifteen years if the LHA determines an extension is appropriate to continue providing affordable housing for low-income families or to expand housing opportunities. When determining whether or not to extend an expiring PBV contract, LHA will consider several factors including: 1) the cost of extending the contract and the amount of available budget authority; 2) the condition of the contract units; 3) the owner's record of compliance with obligations under the HAP contract and lease(s); 4) whether the location of the units continues to support the

goals of deconcentrating poverty and expanding housing opportunities; and 5) whether units are contributing to the success of the PSH initiative.

See Section 983.205 of the Regulations. For rules regarding the term of HAP contracts for LHA-owned units, see also Section 983.59 of the Regulations.

14. Page C-13 Determining Rent to Owner; Payments to Owner – Added the paragraph below to this section

The LHA will elect within HAP contracts not to reduce the rents below the initial rents to owner except to correct errors in calculations, adjust for additional housing assistance awards or adjust for changes in allocation of responsibilities for utilities. See Section 983.302(c) of the Regulations.

15. Page C-21 Extremely low income - Removed language in red and added language that is highlighted.

Households with incomes that do not exceed the greater of (1) 30% of Area Median Income (AMI) ~~are extremely low income households~~ as adjusted by HUD, or (2) the federal poverty guidelines updated periodically by the U.S. Department of Health and Human Services, or if lower, 50% of AMI as adjusted by HUD. Updated income information is available from the U.S. Department of Housing and Urban Development at www.hud.gov ~~or at <http://www.novoco.com/products/rentincome.php>~~. For purposes of applying tenant selection preferences, the LHA/SA will apply the higher of:

11.0 (f) Resident Advisory Board (RAB) comments

The RABs are active in all six regions in the Gulf Opportunity Zone.

- Region 1 & Jefferson – May 27, 2014 @9:45am

55 residents from Region 1 and Jefferson Parish attended the meeting which was held at Unity in New Orleans. The Staff from the Louisiana Housing Authority included Eileen Fisher, Housing Finance Specialist; Ingrid Jones, Housing Specialist Supervisor; Angela Davis, Housing Specialist; Loki Ellis, Housing Specialist; Tonika Jackson, Housing Specialist; and Patricia Hampton, Housing Specialist.

This was the first meeting since the LHA took over the responsibilities of the PBV program from Quadel Housing. Since, the PBV staff at the Housing Authority will now take over the responsibilities for the RAB meetings, all Housing Specialists attended this meeting to observe. Angela Davis and Loki Ellis are the Housing Specialists responsible for Region 1 residents. The other Housing Specialists will attend the meetings in the regions in which they are responsible. But since all Housing Specialists were there, at Unity, in New Orleans, they helped answer questions and spoke individually to those residents that had personal questions on their own situation.

The meeting opened with introductions of residents and staff with residents stating how long in the program and to which properties they resided. The purpose of the RAB was discussed by Eileen Fisher and the changes that occurred during the transition from Quadel and LLAs to LHA and Magellan and how it has and will affect the residents such as Provider Services, their Workers, Transfers, etc. Individual questions were asked and answered and the meeting ended at 10:30am.

- Capital Area – June 4, 2014 @ 10:00am

3 residents from Capital Area Region attended the meeting which was held at the One Stop in Baton Rouge. The Staff from the Louisiana Housing Authority included Eileen Fisher, Housing Finance Specialist; Ingrid Jones, Housing Specialist Supervisor, and Tonika Jackson, Housing Specialist for the Capital Area region. This was the first meeting since the LHA took over the responsibilities of the PBV program from Quadel Housing. Angela Davis and Loki Ellis are the Housing Specialists responsible for Region 1 residents. The meeting opened with introductions of residents and staff with residents stating how long in the program and to which properties they resided. The purpose of the RAB was discussed by Eileen Fisher and the changes that occurred during the transition from Quadel and LLAs to LHA and Magellan and how it has and will affect the residents such as provider services and what their workers will do for them. Transfers were discussed as well as questions answered on the PSH PBV program. Individual questions were asked and answered and the meeting ended at 11:00am.

- Region III – June 10, 2014 @ 10:00am

There was “0” participation at the Houma and Thibodaux meeting.

- Florida – August 20, 2014 @ 9:30am

The meeting was facilitated by Ms Patricia Hampton, Ms. Loki Ellis and Ms. Latorria Ross of Magellan Health Services. **1st. meeting was held at 9:30 in Covington**, LA at the Covington Branch Library. There were a total of 20 tenants and attendees present. The facilitators identified themselves and their roles in the PSH/PBV program. Additionally, they covered the purpose the meeting, PSH/PBV program requirements, eligibility rules and regulations and tenancy retention.

Upon completion, they opened the floor a Q&A session. The greatest concerns with the tenants was the future concern that Social Security will no longer allow them to acquire copies of their award letter and there are not computer savvy to setup accounts online and acquiring their copies if they forget their login ID and password. There was great communication and feedback from the participants.

2nd. meeting was held at 1:30 in Hammond, LA at the Hammond Branch Library. There were a total of 3 tenants and a Florida Parish service provide (Patrick Mitchell). The facilitators identified themselves and their roles in the PSH/PBV program. Additionally, they covered the purpose the meeting, PSH/PBV program requirements, eligibility rules and regulations and tenancy retention.

Upon completion, they opened the floor a Q&A session. The greatest concerns with the tenants was the slow response of the property management companies to address tenant complaints/concerns about pest control (silver fish and roaches). Extermination only treating bathroom, kitchen and hallways. The Housing Specialist explained to them the rights as tenants. There was great communication and feedback from the participants.

- REGION IV/V- The RAB is being schedule for with Sept 8 or 9. Awaiting feedback from the Region to confirm location and participation by the service providers.

The second round of RAB meetings will be held in each region between September 10th and October 10th 2014.

11.0 (g) Challenged Elements

To be completed at the end of the 45 day public comment period and after the public hearing.